

16-24-200-015

KW

Situated in Section 24, Town 4, Range 2, The City of Mason, Warren County, Ohio and being a 9.154 acre parcel being further described as follows:

Begin at a found 5/8" iron pin at the northeast corner of said Section 24, said pin also on the City of Mason Corporation line, and the northeast corner of Edward T. Kennedy, Co., as recorded in Official Record 964, Page 418 of the Warren County Recorder's Office, and the northwest corner of Part lot 4 of the Beach Subdivision, as recorded in Plat Book 16, Page 35 and 36; thence, with said north section line, said Corporation line, and said Kennedy, North 84°32'40" West, passing a found stone at 115.21 feet, said stone being the southwest corner of Section 19, and being on the southerly right of way of Cox-Smith Road, a total distance of 1223.03 feet, to a point on an easterly line of Kingsway Community Church, as recorded in Official Record 1263, Page 680; thence, departing said corporation line, said right of way, and said north section line, and continuing with said Kennedy, South 05°21'35" West, passing a found disturbed 5/8" iron pin at 400.01 feet, a total distance of 740.02 feet, to a southwest corner of Sports Express, Ltd., as recorded in Official Record 1188, Page 652, and being referenced by a found 5/8" iron pin, North 60°26'13" West, 0.14 feet; thence, with said Sports Express, the following two courses: North 84°32'37" West, 598.66 feet, to a point being referenced by a found 5/8" iron pin, North 06°16'17" East, 0.19 feet; thence, South 05°21'35" West, 265.03 feet, to a point on a northerly line of OTR/Midland Realty Holdings, Ltd., as recorded in Official Record 1415, Page 577, said line being referenced by a found 5/8" iron pin, North 08°12'39" West, 0.23 feet; thence, with said Sports Express, and said OTR/Midland, North 84°38'25" West, 175.00 feet, to the true point of beginning;

- thence from the true point of beginning thus found, departing said Sports Express, and with said OTR/ Midland, North 84°38'25" West, 672.81 feet, to a found 5/8" iron pin on an easterly right of way of State Route 741/ Mason Bypass;
- thence departing said OTR/ Midland, and with said right of way, the following two courses: with a curve to the left, having a radius of 1492.39 feet, an arc length of 136.36 feet, (Chord=North 20°55'32" West, 136.31 feet);
- thence with a curve to the left, having a radius of 1970.20 feet, an arc length of 219.24 feet, (Chord=North 26°43'51" West, 219.13 feet), to a point on the southerly right of way of said Cox-Smith Road;
- thence departing said 741/Mason Bypass, and with said Cox-Smith Road, North 67°11'27" East, 150.73 feet;
- thence departing said southerly right of way, North 15°57'08" West, 32.48 feet to the centerline of said Cox-Smith Road;

thence with said centerline, North 76°02'52" East, 687.69 feet, to a  
point on a westerly line of said Sports Express;  
thence departing said centerline, and with said Sports Express, the  
following three courses: South 13°57'08" East, 55.00 feet;  
thence North 76°02'52" East, 65.00 feet;  
thence South 05°21'35" West, 606.29 feet, to the true point of  
beginning containing 9.154 acres of land, subject to all  
easements and rights-of-way of record.

505  
**TRANSFERRED**  
3000.00  
MAY 31 2005  
SEC. 319.202 COMPLIED WITH  
NICK NELSON, Auditor  
WARREN COUNTY, OHIO

BOOK 3881 PAGE 367

BETH DECKARD - WARREN COUNTY RECORDER  
Doc #: 538979 Type: DEED  
Filed: 5/31/2005 15:55:31 \$ 44.00  
OR Volume: 3981 Page: 364 Return: N  
Rec#: 11295  
Pages: 4  
SHEPHERD HARRIS SIEGEL & EYRICH LLC

EXHIBIT A

Situate in Section 24, Town 4, Range 2, Deerfield Township, City of Mason, Warren County, Ohio and being more particularly described as follows:

COMMENCING at the northeast corner of Section 24, Thence North 84°32'26" West, 1,996.81 feet and South 05°21'46" West, 300.00 feet to a set P.K. nail in Cox-Smith Road, said point being the POINT OF BEGINNING;

Thence South 84°32'26" East, 55.00 feet to a set iron pin;

Thence South 05°21'46" West, 100.00 feet to a set iron pin;

Thence South 84°32'26" East, 718.66 feet to a set iron pin;

Thence South 05°21'46" West, 340.00 feet to a set iron pin;

Thence North 84°32'26" West, 598.66 feet to a set iron pin;

Thence South 05°21'46" West, 265.03 feet to a set iron pin;

Thence North 84°38'14" West, 175.00 feet to a set iron pin;

Thence North 05°21'46" East, 607.51 feet to set iron pin;

Thence South 79°23'03" West, 65.00 feet;

Thence North 10°36'57" West, 55.00 feet to a point in the centerline of Cox-Smith Road;

Thence along the centerline of Cox-Smith Road the following two(2) courses, North 79°23'03" East, 80.75 feet to an existing iron pin and North 05°21'46" East, 40.60 feet to the POINT OF BEGINNING.

Containing 7.322 Acres of land.

Together with the easements for ingress and egress described in that certain Reciprocal Easement Agreement dated September 7, 1995 and recorded in Official Record Volume 1140, Page 129 of the Warren County, Ohio Records and together with the easement for waterline purposes described in that certain Declaration of Easement dated December 21, 1995 and recorded in Official Record Volume 96, Page 06 of the Warren County, Ohio Records.

This Instrument Prepared By:

Richard D. Herndon  
Barron, Peck & Bennie  
1400 Central Trust Tower  
One West Fourth Street  
Cincinnati, Ohio 45202  
(513)721-1350

ct...Kennedy\deed.war	OLD 16-24-200-007	21.470
	OLD 16-24-200-011	18.576
	OLD 16-24-200-008	9.248
	NEW 16-24-200-012	7.322
	REM 16-24-200-013	16.05
	REM 16-24-200-014	16.766
	REM 16-24-200-015	9.156

APPROVED  
WARREN COUNTY  
MAP DEPT.  
DATE 2-7-96  
By R. D. Herndon

90687  
RECEIVED & RECORDED  
RETH BECKARD  
WARREN COUNTY, OHIO  
96 FEB -7 PM 3:19  
O.R. VOL 1188  
PAGE 52 FEE 18

TRANSFERRED

FEB 07 1996  
SEC. 319.202 COMPLIED WITH  
NICK NELSON, Auditor  
WARREN COUNTY, OHIO

.50

BOOK 1188 PAGE 654

# 18 of Barron Peck & Bennie

# Know All Men by These Presents

(JG Hancock)  
(Area 3)

That DAVID E. MEYER, married, whose wife is ANNETTE KAYE MEYER,

of County, Ohio

in consideration of One (\$1.00) Dollar and other good and valuable considerations to him in hand paid by JOHN G. HANCOCK and ESTHER S. HANCOCK, Husband and Wife, whose address is P. O. Box 268, Cold Spring, Kentucky 41076

do es hereby Grant, Bargain Sell and Convey to the said JOHN G. HANCOCK and ESTHER S. HANCOCK

and assigns forever, the following described Real Estate,<sup>(1)</sup> 16-18-100-003 ~~16~~ their heirs

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE:

Situated in Deerfield Township, Warren County, Ohio and being part of Section 18, Town 4, Range 2, and bounded and described as follows: Beginning at an iron pin at the Northwest corner of said Section 18; said iron pin being the Northwesterly corner of a 114.396 Acre Tract (Tract "A") recorded in Deed Book 506, Page 733 of the Deed Records of said County; thence, with the Westerly line of said Section 18 and the Westerly line of said 114.396 Acre Tract, South 5 deg. 40 min. 17 sec. West, 1180.45 feet to the real point of beginning for the herein described Tract:

Running thence, from the real beginning point, by new division lines on the following courses:

- (1) South 84 deg. 20 min. 10 sec. East, 870.00 feet to a point;
  - (2) South 5 deg. 40 min 17 sec. West, 800.00 feet to a point in Kings Mills Road and in the Southerly boundary of said 114.396 Acre Tract;
- thence, with the boundary of said 114.396 Acre Tract on the following courses:
- (1) with the centerline of Kings Mills Road, North 84 deg. 20 min. 10 sec. West, 870.00 feet to a point;
  - (2) North 5 deg. 40 min. 17 sec. East 800.00 feet to the place of beginning.

Containing 15.978 acres, more or less.

Being part of the same premises conveyed to the Grantor herein by deed recorded in Deed Book 142, page 285 of the Deed Records of Warren County, Ohio.

and all the Estate, Right, Title and Interest of the said grantor in and to said premises; To have and to hold the same, with all the privileges and appurtenances thereunto belonging, to said grantees

JOHN G. HANCOCK and ESTHER S. HANCOCK their heirs and assigns forever. And the said DAVID E. MEYER

do ES hereby Covenant and Warranty that the title so conveyed is Clear, Free and Unincumbered, and that HE will Defend the same against all lawful claims of all persons whomsoever. SAVE AND EXCEPT real estate taxes and assessments due and payable in \_\_\_\_\_,

198\_\_\_\_, which the Grantees herein assume and agree to pay:

OR 217 PAGE 949

(1) Include reference to volume and page of next preceding recorded instrument through which grantor claims title. (R.C. § 218.26.)

New 16-18-118-010 - 1.097 ac.  
Rem 16-18-118-011 - 13.362 ac.

(JG Hancock excepted piece)

WARRANTY DEED

42087

KNOW ALL MEN BY THESE PRESENTS:

That J. G. Hancock Limited, an Ohio Limited Liability Company

hereinafter referred to as the Grantor in consideration of the sum of One Hundred Thousand Eight Hundred Ninety One  
and no/100 ----- Dollars (\$ 100,891.00 )

to it paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in the Township of Deerfield, County of Warren  
State of Ohio, and in Section 18, Town 4, Range 2 and bounded and described  
as follows:

PARCEL NO. 11 WD

Being a parcel of land lying on the \_\_\_\_\_ side \_\_\_\_\_ of the centerline of a survey, made by the Department of Transportation, and recorded in Book \_\_\_\_\_, Page \_\_\_\_\_ of the records of \_\_\_\_\_ County and being located within the following described points in the boundary thereof:

Situated in Section 18, Town 4, Range 2, City of Mason, Deerfield Township, Warren County, Ohio being more particularly described as follows:

BEGINNING at the intersection of the west line of said Section 18 and the centerline of Kings Mill Road (S.R. 741), also being the southwest corner of a tract of land conveyed to John and Esther Hancock by deed recorded in Deed Book 217, page 949 of the Warren County Recorder's Office; thence North 5°41'24" East, along the west line of said Hancock tract for a distance of 65.00 feet to the proposed north right of way of Kings Mill Road (S.R. 741) thence along the proposed north right of way of Kings Mill Road (S.R. 741) the following (5) courses:

- 1) South 84°18'03" East for a distance of 211.15 feet;
- 2) North 40°41'28" East for a distance of 61.03 feet;
- 3) South 84°18'03" East for a distance of 80.00 feet;
- 4) South 5°41'57" West for a distance of 50.00 feet;
- 5) South 84°18'03" East for a distance of 333.84 feet to the east line of said Hancock tract; thence South 5°41'24" west, along the east line of said Hancock tract for a distance of 65.00 feet to the southeast corner of said Hancock tract, also being the centerline of Kings Mill Road (S.R. 741);

thence North 84°18'03" West, along the south line of said Hancock tract and the centerline of Kings Mill Road (S.R. 741) for a distance of 660.00 feet to the place of beginning and containing 1.097 acres total (being 0.642 acres net area less 0.455 acres present road occupied)

Being part of that real estate conveyed to the John and Esther Hancock by deed recorded in Deed Book 217, page 949 of the Warren County Recorder's Office.

The above description is based upon a field survey performed by Woolpert in January, 1993. North is based upon the North American Datum of 1983 for the State of Ohio, South Zone.

Prepared by WOOLPERT Paul W. Feie  
Ohio Registered Surveyor No. 6723

APPROVED  
WARREN COUNTY  
MAP DEPT.  
DATE 6-10-97  
By Woolpert

PLANNING COMMISSION  
CITY OF MASON, OHIO  
NO PLAN REQUIRED  
APPROVED: 6/9/97  
DATE

KNOW ALL MEN BY THESE PRESENTS:

That J. G. Hancock Limited, an Ohio Limited Liability Company

hereinafter referred to as the Grantor in consideration of the sum of Seventy Four Thousand Seven Hundred Thirty Five and no/100 Dollars (\$ 74,735.00)

to it paid by City of Mason

the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in the City of Mason, County of Warren  
State of Ohio, and in Section 18, Town 4, Range 2, and bounded and described as follows:

PARCEL NO. 11 WV

Commencing at a point in the southwesterly corner of the above-referenced John G. and Ester S. Hancock lands, which point is in the centerline of State Route 741 (a.k.a. King's Mill Road) at Sta. 20+36.13;

Thence departing from said centerline of State Route 741 and running with the easterly line of said Hancock lands, N 5 degrees 41 minutes 24 seconds E., a distance of 65.00 feet to a point in the proposed northerly right-of-way line of said State Route 741 at Sta. 20+36.14, 65.00 feet right, which point is the True Point of Beginning for this description;

Thence with said proposed northerly right-of-way line of State Route 741, the following three (3) courses:

1. N. 84 degrees 18 minutes 03 seconds W., a distance of 333.86 feet to a point at Sta. 23+70.00, 65.00 feet right;
2. N. 05 degrees 41 minutes 57 seconds E., a distance of 50.00 feet to a point at Sta. 23+70.00, 115.00 feet right;
3. N. 84 degrees 18 minutes 03 seconds W., a distance of 80.00 feet to a point at Sta. 24+50.00, 115.00 feet right;

Thence with new additional right-of-way lines, the following three (3) courses:

1. N. 05 degrees 41 minutes 57 seconds E., a distance of 11.00 feet to a point at Sta. 24+50.00, 126 feet right.
2. S. 84 degrees 18 minutes 03 seconds E., a distance of 413.85 feet to a point at Sta. 20+36.15, 126.00 feet right.
3. S. 05 degrees 41 minutes 24 seconds W., a distance of 61.00 feet to the Point of Beginning.

Containing 21,245 square feet of land, more or less which is 0.4877 acre, to be acquired for public right-of-way.

APPROVED  
WARREN COUNTY  
MAP DEPT.  
DATE 6-10-97  
By Kelly J. Walker

*(Piece excepted from J. G. Hancock)*

Grantor claims title by instrument(s) of record in D.B. 1192 Page 79  
County Recorder's Office.

Grantor, for itself and its successors and assigns, reserves the right of ingress  
and egress to and from any residual area.

(Excerpted from J.G. Hancock)

GENERAL WARRANTY DEED

16-18-100-003 B

KNOW ALL MEN BY THESE PRESENTS:

**49141**

That RANCO MASON DEVELOPMENT COMPANY, hereinafter called GRANTOR, a general partnership, in consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS TO GRANTOR paid by John G. Hancock and Esther S. Hancock, his wife (the "Hancocks"), and David E. Meyer ("Meyer"), whose addresses are P.O. Box 268, Cold Spring, Kentucky, (the Hancocks and Meyer shall sometimes hereinafter be collectively referred to as "Grantee"), the receipt whereof is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY to the said GRANTEE, and GRANTEE'S successors and assigns forever, the following described Real Estate, being the same property conveyed to GRANTOR by Deed recorded in Deed Book 088, Page 884, Warren County, Ohio, Records, TO WIT:

Land situated in the Township of Deerfield, County of Warren, State of Ohio, described as follows:

Situated in Deerfield Township, Warren County, Ohio and being part of Section 18, Town 4, Range 2, and bounded and described as follows: Beginning at an iron pin at the Northwest corner of said Section 18; said iron pin being the Northwesterly corner of a 114.396 Acre Tract (Tract "A") recorded in Deed Book 506, Page 733 of the Deed Records of said County; thence, with the Westerly line of said Section 18 and the Westerly line of said 114.396 Acre Tract, South 5 deg 40 min 17 sec West, 1180.45 feet to the real point of beginning for the herein described Tract:

Running thence, from the real beginning point, by new division lines on the following courses:

- (1) South 84 deg 20 min 10 sec East, 870.00 feet to a point;
- (2) South 5 deg 40 min 17 sec West, 800.00 feet to a point in Kings Mills Road and in the Southerly boundary of said 114.396 Acre Tract;

thence, with the boundary of said 114.396 Acre Tract on the following courses:

- (1) with the centerline of Kings Mills Road, North 84 deg 20 min 10 sec West, 870.00 feet to a point;
- (2) North 5 deg 40 min 17 sec East, 800.00 feet to the place of beginning,

containing 15.978 acres, more or less.

Grantor conveys such property to the Hancocks and Meyer as tenants in common, each with an undivided one-half interest in such property.

VOL 142 PAGE 285

Subject to easements, building and use restrictions, and other encumbrances of record and subject to all laws and ordinances, including laws and ordinances affecting said property.





EXHIBIT "A"  
PAGE 10 OF 20

56062 (excepted from JG Hancock)

# Know All Men by These Presents:

Old #16-18-100-003 15.978  
New #16-18-118-004 1.519  
Rem #16-18-100-009 14.459

**That** JOHN G. HANCOCK AND ESTHER S. HANCOCK, husband and wife,

APPROVED  
WARREN COUNTY  
M & P DEPT.  
DATE 8-2-87  
By HCH

in consideration of One (\$1.00) Dollar and other good and valuable considerations

to them paid by MARGARET U. SCHOTT

whose address is 300 American Bldg. Cincinnati, Ohio 45202

the receipt whereof is hereby acknowledged, do hereby **Grant, Bargain, Sell and Convey** to the said MARGARET U. SCHOTT

her heirs and assigns forever,

the following described **Real Estate**,

Situate in Section 18, Town 4, Range 2, Deerfield Township, City of Mason, Warren County, Ohio and being more particularly described as follows:

Beginning at the northwest corner of said Section 18, said point also being a point in the west line of the Beach Subdivision as recorded in Plat Book 16, Page 35 and 36 of the Plat Records of Warren County, Ohio; thence with the West line of said Section 18 South 05° 40' 17" West, 1,980.45 feet to a point in the centerline of Kings Mills Road; thence with the centerline of Kings Mills Road South 84° 20' 10" East, 660.00 feet to the real place of beginning of the herein described tract; thence leaving the centerline of said Kings Mills Road North 05° 40' 17" East, 315.00 feet to a point; thence South 84° 20' 10" East, 210.00 feet to a point in the West line of Part Lot 1, Mason Waterfront Properties; thence with the West line of said Mason Waterfront Properties and also the West line of Part Lot 1, Omega Oil Company South 05° 40' 17" West, 315.00 feet to a point in the centerline of said Kings Mills Road; thence with the centerline of said Kings Mills Road North 84° 20' 10" West, 210.00 feet to the real place of beginning.

Thus containing 1.519 acres of land and being subject to the right of way of Kings Mills Road and all easements and restrictions of record. Survey by Abercrombie & Assoc. R. Thomas Abercrombie Ohio Reg. 6021, June 1988 Warren Co. Survey 70 pg. 8. Being the same premises conveyed to the Grantors herein by Deed recorded in Deed Book CR 217, Page 949 of the Deed Records of Warren County, Ohio.

Plat 16-18-100-009 Easement Only

Grantors also grant to Grantee an easement for ingress and egress over the following described premises:

Situated in Section 18, Town 4, Range 2, Deerfield Township, City of Mason, Warren County, Ohio and being more particularly described as follows:

Beginning at the northwest corner of said Section 18, said point also being a point in the west line of the Beach Subdivision as recorded in Plat Book 16, Page 35 and 36 of the Plat Records of Warren County, Ohio; thence with the west line of said Section 18 South 05° 40' 17" West, 1,980.45 feet to a point in the centerline of Kings Mills Road; thence with the centerline of said Kings Mills Road South 84° 20' 10" East 660.00 feet to a point; thence leaving the centerline of said Kings Mills Road North

53 83

EXHIBIT A  
PAGE 11 17" East, 50.00 feet to the real place of beginning of the herein described,  
said point also being a point in the North line of said Kings Mills Road;  
with the North line of said Kings Mills Road North 84° 20' 10" West, 118.00  
to a point; thence leaving the North line of said Kings Mills Road North 05° 40' 17"  
East, 77.00 feet to a point; thence South 84° 24' 10" East, 118.00 feet to a point;  
thence South 05° 40' 17" West, 77.00 feet to the place of beginning.

and all the **Estate, Title and Interest** of the said

JOHN G. HANCOCK AND ESTHER S. HANCOCK

either in Law or Equity, of, in and to the said premises; **Together** with all the privi-  
leges and appurtenances to the same belonging, and all the rents, issues and profits  
thereof; **To have and to hold** the same to the only proper use of the said

MARGARET U. SCHOTT

her heirs and assigns forever.

**And the said**

JOHN G. HANCOCK AND ESTHER S. HANCOCK

for themselves and their heirs, executors and administrators,  
do hereby **Covenant** with the said

MARGARET U. SCHOTT

that they are the true and lawful owners of the said premises,  
and have full power to convey the same; and that the title so conveyed is **Clear,**  
**Free and Unincumbered; And further, That they do Warrant and Will**  
**Defend** the same against all claim or claims, of all persons whomsoever; **SAVE AND**  
**EXCEPT** real estate taxes and assessments due and payable in June  
1929, which the Grantee(s) herein assume(s) and agree(s) to pay.

TRACT A:

Situated in Deerfield Township, Warren County, Ohio, and being a part of Section #18, Town 4, Range 2, and bounded and described as follows:

Beginning at an iron pin at the Northwest corner of said Section #18; said iron pin being the Northwesterly corner of a 116.52 Acre Tract designated as Tract III, Parcel 1, and recorded in Deed Book 382, Page 182, of the Warren County, Ohio, Deed Records. Running thence, from said point of beginning, with the North line of said Section #18 and the Northerly line of said 116.52 Acre Tract, S. 84° 34' 13" E. 2577.01 feet to a stone at the Northwesterly corner of a 104.64 Acre Tract designated as Tract III, Parcel III, and recorded in Deed Book 382, Page 182, of said County Deed Records; thence, with the Northerly line of said 104.65 Acre Tract, S. 34° 14' 53" E. 714.93 feet to an iron pin in the Westerly Limited Access Right of Way line of Interstate Route No. 71; thence, with said Westerly Limited Access Right of Way line, on the following courses: (1) S. 39° 11' 44" W. 278.75 feet to a point; (2) S. 42° 03' 28" W. 400.50 feet to a point; (3) S. 37° 13' 51" W. 595.33 feet to a point; (4) S. 49° 33' 38" W. 197.02 feet to a point; (5) S. 56° 58' 26" W. 563.50 feet to a point; (6) S. 67° 16' 57" W. 389.36 feet to a point; (7) S. 44° 17' 28" W. 170.01 feet to an iron pin; (8) S. 4° 11' 44" W. 115.83 feet to an iron pin in the Southerly line of the aforesaid 116.52 Acre Tract in Kings Mills Road (County Road No. 31); thence, with the Southerly line of said 116.52 Acre Tract in Kings Mills Road, N. 84° 20' 10" W. 1566.76 feet to a spike in the West line of the aforesaid Section #18 at the Southwesterly corner of said 116.52 Acre Tract; thence, with the West line of said Section #18 and with the Westerly line of said 116.52 Acre Tract, N. 5° 40' 17" E. (passing an iron pin at 40.00 feet) a distance of 1980.45 feet to the point of beginning, containing One Hundred Fourteen and Three Hundred Ninety-six Thousandths (114.396) Acres.

TRACT B:

Situated in Deerfield Township, Warren County, Ohio, and being parts of Sections #12 and #18, Town 4, Range 2, and bounded and described as follows:

Beginning at an iron pin at the Northwest corner of said Section #18; thence, with the North lines of said Section #18, on the following courses: (1) S. 84° 34' 13" E. 2577.01 feet to a stone; (2) S. 84° 14' 53" E.

TRACT B-continued

1074.59 feet to an iron pin in the Easterly Limited Access Right of Way line of Interstate Route No. 71 and in the Northerly line of a 104.65 Acre Tract designated as Tract III, Parcel III, and recorded in Deed Book 382, Page 182, of the Warren County, Ohio Deed Records, said iron pin being the real point of beginning for this conveyance: Running thence, from said real point of beginning, with the North line of said Section #18 and the Northerly line of said 104.65 Acre Tract, S. 84° 14' 53" E. 269.16 feet to an iron pin at the Northeastly corner of said 104.65 Acre Tract; thence, with the Easterly line of said 104.65 Acre Tract, S. 7° 02' 32" W. 429.00 feet to an iron pin at the Northwestly corner of a 43 Acre Tract designated as Tract III, Parcel II, and recorded in Deed Book 382, Page 182, of said County Deed Records; thence, with the lines of said 43 Acre Tract, on the following courses: (1) S. 35° 31' 20" E. (passing an iron pin at 1576.00 feet) a distance of 1606.00 feet to a spike in Columbia Road (County Road No. 15); (2) in Columbia Road, S. 12° 06' 17" W. 17.50 feet to a spike; (3) in Columbia Road, S. 13° 06' 32" W. 253.67 feet to a point; (4) S. 84° 38' 07" E. (passing an iron pin at 12.51 feet) a distance of 694.98 feet to an iron pin; (5) S. 12° 31' 24" W. 669.11 feet to an iron pin; (6) N. 84° 51' 05" W. 1044.85 feet to an iron pin in Columbia Road; (7) N. 84° 05' 17" W. (passing an iron pin at 22.05 feet) a distance of 458.28 feet to an iron pin at a corner in the easterly line of the aforesaid 104.65 Acre Tract; thence, with the lines of said 104.65 Acre Tract, on the following courses: (1) S. 6° 05' 43" W. (passing an iron pin at 614.36 feet) a distance of 638.51 feet to a point in Kings Mills Road (County Road No. 31); (2) with Kings Mills Road, N. 82° 39' 17" W. 514.91 feet to a point; thence, by new division lines in Kings Mills Road, on the following courses: (1) N. 82° 39' 17" W. 859.56 feet to a spike; (2) N. 85° 48' 16" W. 463.80 feet to a spike in the Easterly Limited Access Right of Way line of Interstate Route No. 71; thence, with said Easterly Limited Access Right of Way line, on the following courses: (1) N. 14° 41' 13" E. 81.36 feet to an iron pin; (2) N. 19° 18' 52" E. 438.20 feet to a point; (3) N. 27° 33' 34" E. 284.68 feet to a point; (4) N. 44° 26' 02" E. 379.65 feet to a point; (5) N. 39° 54' 42" E. 400.03 feet to a point; (6) N. 27° 51' 19" E. 584.84 feet to a point; (7) N. 41° 01' 25" E. 3.55 feet to the point of beginning, containing Eighty-six and Seven Hundred Ninety-Five Thousandths (86.795) Acres.

EXCEPTING FROM TRACT B, 1.063 acres heretofore conveyed by Inter-Ocean Enterprises, Inc., to Joseph Warren King and Lucille King by deed dated December 21, 1970 and recorded in Deed Book Vol. 422, Page 645. Said 1.063 acre tract is described as follows:

Situated in Deerfield Township, Warren County, Ohio, and being parts of Sections #12 and #18, Town 4, Range 2, and bounded as described as follows:

Beginning at an iron pin at the Northwest corner of said Section #18; thence, with the North line of said Section #18 on the following courses: (1) S. 84° 34' 13" E. 2577.01 feet to a stone; (2) S. 84° 14' 53" E.

Exception from Tract B-continued

1343.76 feet to an iron pin at the Northeasterly corner of a 104.65 Acre Tract designated as Tract III, Parcel III, and recorded in Deed Book 382, Page 182, of the Warren County, Ohio Deed Records; thence, with the Easterly line of said 104.65 Acre Tract, S. 7° 02' 32" W. 429.00 feet to an iron pin at the Northwesterly corner of a 43 Acre Tract designated as Tract III, Parcel II, and recorded in Deed Book 382, Page 182, of said County Deed Records; thence, with a North line of said 43 Acre Tract, S. 85° 31' 20" E. 1332.89 feet to a point in the East line of said Section #18 and in the West line of said Section #12; thence, with said Section line, S. 5° 43' 06" W. 321.93 feet to the real point of beginning for this conveyance. Running thence, from said real point of beginning, by new division lines on the following courses: (1) S. 72° 29' 28" E. 23.14 feet to an iron pin; (2) S. 52° 43' 48" E. (passing an iron pin at 159.21 feet) a distance of 191.09 feet to an iron spike in the centerline of Columbia Road (County Road No. 15); (3) with the centerline of Columbia Road, S. 17° 30' 32" W. 153.00 feet to an iron spike; (4) with the centerline of Columbia Road, S. 23° 27' 49" W. 58.44 feet to an iron spike; (5) N. 72° 29' 28" W. (passing an iron pin at 30.00 feet) a distance of 148.27 feet to an iron pin; (6) N. 3° 10' 00" E. 284.60 feet to an iron pin; (7) S. 72° 29' 28" E. 21.86 feet to the point of beginning, containing One and Sixty-three Thousandths (1.063) Acres.

Subject, however, to all legal highways, building and zoning ordinances, and existing conditions, easements and restrictions.

Prior reference Deed Book 422, page 287.

mills farm)

EXHIBIT A

**CDS**  
engineers  
architects  
planners  
surveyors

APPROVED  
WARREN COUNTY  
MAP DEPT.  
DATE 12-17-90  
By Chuck Cavalli

PART OF LOT NO. 4  
THE BEACH SUBDIVISION  
0.5000 ACRE  
TO  
OASIS PROPERTY, INC.

- Situated in Section 18, Town 4, Range 2, Deerfield Township, City of Mason, Warren County, Ohio, being part of Lot No. 4 of The Beach Subdivision, as recorded in Plat Book 16, Pages 35 and 36 of the Warren County, Ohio, Flat Records, and being more particularly described as follows:
- Commencing at an iron pin in the existing westerly right-of-way line of Beach Boulevard, at the northeasterly corner of Lot No. 1 of said subdivision;
- Thence running with the extension of the westerly right-of-way line of Beach Boulevard, as dedicated in Plat Book 28, Page 24 of the Warren County, Ohio, Plat Records, and the easterly line of a 1.0000 Acre tract recorded in Official Record 928, Page 174 of the Warren County, Ohio, deed records, and a 0.2511 acre tract recorded in Official Record 980, Page 376 of said county records, N.05°39'50"E., a distance of 300.00 feet to an iron pin, said point being the principal point of beginning for the herein described tract;
- Thence from said principal point of beginning, and running with the northerly line, of the aforesaid 0.2511 acre tract, N.84°20'10"W., a distance of 181.64 feet to an iron pin;
- Thence with the northerly extension of the westerly line, of the aforesaid 0.2511 acre tract, N.05°40'17"E., a distance of 119.91 feet to an iron pin set;
- Thence S.84°20'10"E., a distance of 181.63 feet, to an iron pin set in the easterly line of the herein described tract;
- Thence running with said easterly line, S.05°39'50"W., a distance of 119.91 feet to the point of beginning;

Part of Lot No. 4  
The Beach Subdivision  
December 5, 1996

Page Two

Containing 0.5000 of an acre, more or less, and being subject to all rights-of-way, easements, restrictions, covenants and/or conditions of record.

This conveyance is a transfer between adjoining lot owners and does not create an additional building site. The parcel hereby conveyed may not hereafter be conveyed separately from the grantee's adjoining 0.2511 acre parcel conveyed to grantee from Kings Mills Farms, Inc. by a General Warranty Deed recorded in Official Record Volume 980, Page 376 of the Warren County, Ohio Deed Records.

The Grantor(s) herein also reserves, for the benefit of the City of Mason, Ohio, their successors or assigns, a fifteen (15) foot wide Utility Easement along the entire easterly side of the above-described 0.50000 acre tract of land, and running 119.91 feet in length, with said easement being more particularly described as follows:

Situated in Section 18, Town 4, Range 2, Deerfield Township, city of Mason, Warren County, Ohio, being a fifteen (15) foot wide Utility Easement for benefit of the city of Mason, Ohio, their successors or assigns, over part of Lot No. 4 of The Beach Subdivision as recorded in Plat book 16, Pages 35 and 36 of the Warren county, Ohio, Plat Records, with said easement being more particularly described as follows:

Commencing at an iron pin in the existing westerly right-of-way line of Beach Boulevard, at the northeasterly corner of Lot No. 1 of said subdivision;

Thence running with the extension of the westerly right-of-way line of Beach Boulevard, as dedicated in Plat Book 28, Page 24 of the Warren County, Ohio, Plat Records, and the easterly line of a 1.00000 Acre tract recorded in Official Record 928, Page 174 of the Warren County, Ohio, deed records, and a 0.2511 acre tract recorded in Official Record 980, Page 376 of said county records, N.05°39'50"E., a distance of 300.00 feet to an iron pin, said point being the principal point of beginning for the herein described tract;

Part of Lot No. 4  
The Beach Subdivision  
December 5, 1996

Page Three

- Thence from said principal point of beginning, and running with the northerly line, of the aforesaid 0.2511 acre tract, N.84°20'10"W., a distance of 15.00 feet to a point
- \* Thence running parallel to the westerly line of Beach boulevard (extended), N.05°39'50"E., a distance of 119.91 feet to a point in the northerly line of the aforementioned 0.50000 acre tract with the northerly line of said 0.50000 acre tract.
- Thence S.84°20'10"E., a distance of 15.00 feet to the northeast corner of the said tract;
- Thence running with said easterly line of said tract, S.05°39'50"W., a distance of 119.91 feet to the point of beginning;
- Containing 1799 square feet, more or less, and being subject to all other easements, restrictions, covenants and/or conditions of record.

The above description and bearing system is based on the result of a survey prepared by CDS Associates, Inc., in December 1996 at the direction of Lee A. Russell, Registered Surveyor #6840 in Ohio, and filed in Survey Record Volume 99, Plat 26, of the Warren County Engineer's Record of Land Surveys.

Old 16-18-101-007 (Pt. Lot 4)

New 16-18-118-009 (Pt Lot 4 being 0.500 Ac.)

LEGALS: BEACH#2

Rem. 16-18-101-008 (Pt. Lot 4)

APPROVED  
WARREN COUNTY  
MAP DEPT.  
DATE 12-13-96  
By Chuck Cavdell

(E)

504  
**TRANSFERRED**  
DEC 13 1996  
SEC. 319.202 COMPLIED WITH  
MCK NELSON, ARCHIB  
WARREN COUNTY OHIO



"A"

(area 4)

EXHIBIT 'A'

Situated in Section 18, Town 4, Range 2, Deerfield Township, City of Mason, Warren County, Ohio and being a 3.377 Acre part of an original 9.220 acre tract, as recorded in Deed Volume 890, Page 790 Warren County Deed Records: Said 3.377 acres being more specifically described as follows:

Beginning on the southerly line of said original tract, the same being the northerly right-of-way line of Courseview Drive (70'R/W), at the intersection point of said lines with the westerly line of Section 18; Said point of beginning found by measuring from the southwest corner of said section, along the westerly line of said section NORTH 5° 38' 29" EAST 1121.07 feet to said point of beginning;

THENCE from said point of beginning by new division line, crossing said original tract, the same being the westerly line of Section 18, NORTH 5° 38' 29" EAST 464.86 feet to the northerly line of said original tract;

THENCE along the northerly line of said original tract SOUTH 84° 29' 09" EAST 405.99 feet to the northeasterly corner of said original tract on the westerly right-of-way of said Courseview Drive;

THENCE along the easterly lines of said original tract and said right-of-way the following courses:

1. SOUTH 5° 42' 00" WEST 22.93 feet;
2. Along a curve to the right an arc distance of 659.47 feet, said curve having a radius of 445.00 feet and a chord which bears SOUTH 48° 09' 14" WEST 600.76 feet to the point of beginning.

TRANSFERRED

JUN 18 2001 1:50

SEC. 318 202 COMPLIED WITH  
HICKY REC. CLERK Auditor  
WARREN COUNTY, OHIO

BOOK 2198 PAGE 854

DEED RECORDS - WARREN COUNTY BELENGER  
Doc #: 248523 Type: DEED  
Filed: 6/16/2001 10:18:32 1 14:02  
Dee Volume: 2198 Page: 853 Return: R  
Rec#: 13231 Page#: 2  
DANIEL J. PICCINO

11  
12  
13

**G.J. BERDING**  
SURVEYING  
INCORPORATED

Description For: Tipton Associates  
Location: Kings Mill Road  
Mortgaged Area (9.220 Acres)

16-24-476-001

Situate in Section 24 and 18, Town 4, Range 2, Deerfield Township, City of Mason, Warren County, Ohio and being more particularly described as follows:

Commencing at the most northerly corner of Lot 13 Kings Mill Road Subdivision Phase IV as recorded in Plat Book 26, Page 89 of the Warren County Records;

Thence along the east line of Lot 13 South  $21^{\circ}29'31''$  East, 161.10 feet to the northwest terminus of Courseview Drive; thence along the northerly terminus of Courseview Drive North  $68^{\circ}30'29''$  East, 70.00 feet to its northeast terminus; thence along the north line of Courseview Drive South  $21^{\circ}29'31''$  East, 235.39 feet and along an arc deflecting to the left having a radius of 365.00 feet, a distance of 431.35 feet, the chord of said arc bears South  $55^{\circ}20'50''$  East, 406.68 feet to a set iron pin and the POINT OF BEGINNING;

Thence from said POINT OF BEGINNING North  $05^{\circ}42'43''$  East, 528.84 feet to a set iron pin;

Thence South  $84^{\circ}29'09''$  East, 929.65 feet to a set iron pin in the west line of the aforementioned Courseview Drive;

Thence along the west line and north line of Courseview Drive the following six (6) courses:

- 1) South  $05^{\circ}42'00''$  West, 22.93 feet;
- 2) Along an arc deflecting to the right having a radius of 445.00 feet, a distance of 699.09 feet, the chord of said arc bears South  $50^{\circ}42'19''$  West, 629.39 feet;
- 3) North  $84^{\circ}17'18''$  West, 113.55 feet;
- 4) Along an arc deflecting to the left having a radius of 560.00 feet, a distance of 118.57 feet, the chord of said arc bears South  $89^{\circ}38'45''$  West, 118.35 feet;
- 5) South  $83^{\circ}34'48''$  West, 212.72 feet;
- 6) Along an arc deflecting to the right having a radius of 365.00 feet, a distance of 45.98 feet, the chord of said arc bears South  $87^{\circ}11'19''$  West, 45.95 feet to the POINT OF BEGINNING;

Containing 9.220 Acres. Subject to all easements and highways of record.

Five Points Building  
745 Center Street  
Milled, Ohio 45150  
513-831-5505

BOOK 890 PAGE 790

(excepted from Courseview partners)

old 16-24-476-001 9.220<sup>Ac</sup>

APPROVED  
WARREN CO. MAP DEPT.  
DATE 11 Jun 01  
*[Signature]*

EXHIBIT A  
New 16-18-301-002 3.377<sup>Ac</sup>

Rem 16-24-476-002 5.843  
Ac  
Rem

Situated in Section 18, Town 4, Range 2, Deerfield Township, City of Mason, Warren County, Ohio and being a 3.377 Acre part of an original 9.220 acre tract, as recorded in Deed Volume 890, page 790 Warren County Deed Records: Said 3.377 acres being more specifically described as follows:

Beginning on the southerly line of said original tract, the same being the northerly right-of-way line of Courseview Drive (70' R/W), at the intersection point of said lines with the westerly line of Section 18; Said point of beginning found by measuring from the southwesterly corner of said section, along the westerly line of said section NORTH 5°38'29" EAST 1121.07 feet to said point of beginning:

- THENCE from said point of beginning by new division line, crossing said original tract, the same being the westerly line of Section 18, NORTH 5°39'29" EAST 464.84 feet to the northerly line of said original tract;
- THENCE along the northerly line of said original tract SOUTH 84°29'09" EAST 405.99 feet to the northeasterly corner of said original tract on the westerly right-of-way of said Courseview Drive;
- THENCE along the easterly lines of said original tract and said right-of-way the following courses:
  1. SOUTH 5°42'09" WEST 12.93 feet;
  2. along a curve to the right an arc distance of 659.47 feet, said curve having a radius of 445.00 feet and a chord which bears SOUTH 48°09'14" WEST 600.76 feet to the point of beginning.

Containing 3.377 Acres according to a Plat of Division (drawing C-99112) by Charles E. Daley, Professional Ohio Surveyor #6997, dba DALEY Surveying Company, 2130 Middletown-Eaton Road, Middletown, Ohio 45042, dated April 6, 1999.

Subject, however, to all rights-of-way, easements and restrictions of record heretofore granted which are applicable to and effective against said land.

Reference: Plat as recorded in Warren County Engineers Record of Surveys Volume 167 Plat No. 35

NOT TRANSFERRED

JUN 11 2001

*[Signature]*  
5/13/99

BOOK 2192 PAGE 108

99-048116

RECEIVED - WARREN COUNTY ENGINEERS  
DATE: 05/13/99  
FILED: 05/13/99  
BOOK: 2192  
PAGE: 108